Tilal

BINGHATTI

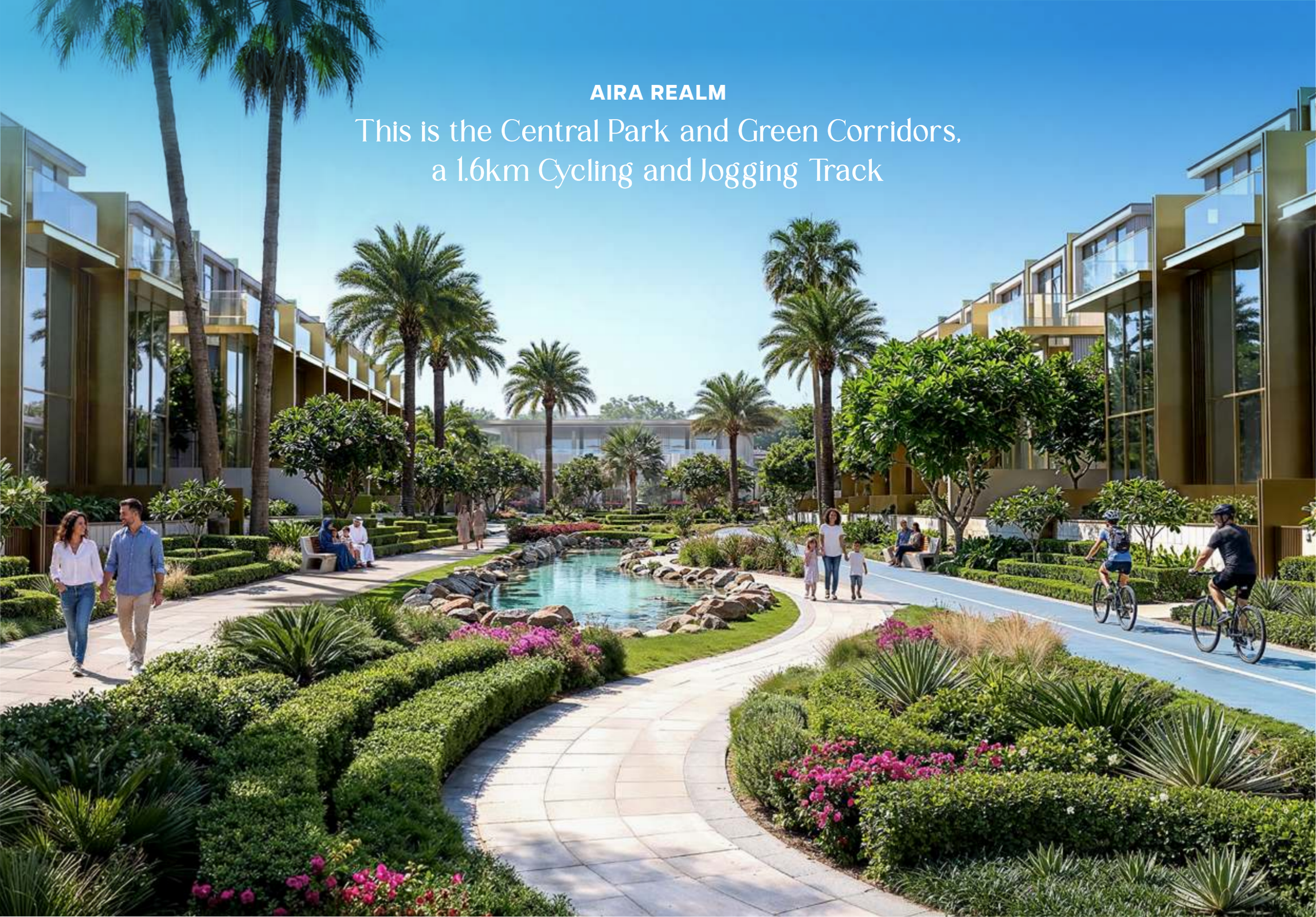
The Dunes Villa

4 BEDROOM

Our Legacy Reimagined on the Horizon

Tilal Binghatti marks a historic moment. For the first time, Binghatti's architectural signature unfolds across a ten-million-square-foot masterplan.

This milestone represents the first of its kind in our history where our design DNA, once reserved for the sky, takes root in the soil to create a self-contained, walkable urban district.


AIRA REALM
This is the Central Park and Green Corridors,
a 1.6km Cycling and Jogging Track

THE SUNKEN PEARL

12,000 sqm Artificial Shore Featuring
A Wave-Generated System

A world of 50+ Amenities

An environment where every experience is built into your lifestyle. From immersive water elements to curated wellness and recreation zones, every amenity is placed with purpose.

Living Was Never Meant to Be a Pursuit

A steady, open, constant interval. Outside the city's restlessness, a different pace begins. One not separated from the world, but woven into it. This is a place of pause, where sand shapes soft silhouettes between moments of privacy.

Inspired by an Evergreen Spirit

Isometric Floor Plan

GROUND FLOOR

1ST FLOOR

2ND FLOOR

VILLA TYPE	FLOOR	BUA	
		SQM	SQFT
TOWNHOUSE-MID UNIT	GROUND FLOOR	78.43	844.21
	FIRST FLOOR	80.10	862.19
	SECOND FLOOR	99.09	1066.60
TOTAL		257.62	2773.00

- Double-Height Living Area
- 4 Bedrooms with Attached Bathrooms (T&B)
- Elevator / Lift
- Drivers and Maids Room
- Smart Home Technology Integration
- Storage Room

The Residence Collection

Nestled within pristine greenery, our villa balance architectural elegance with a deeply luxurious sense of retreat.
This is the future of open living, framing serene views of meandering landscapes and lush horizons.

Mid Unit Villa
(Ground floor)

Mid Unit Villa
(First floor)

Mid Unit Villa
(Second floor)

Mid Unit Villa
(Roof)

The architecture of Tilal Binghatti translates our signature design into a new horizontal expression. Modern, cubic volumes and clean lines are an exercise in precision.

Expansive crystalline glass facades and illuminated structural columns create a glowing lantern effect at night, emphasising structural height at eye level.

Interiors That Define How You Live

Step into expansive, thoughtfully designed interiors that maximize space and flow. Double-height living areas invite natural light, creating a sense of openness throughout. Premium finishes and refined materials elevate every detail you see and feel. A home where comfort, elegance, and functionality come together seamlessly.

1. **Wallcovering**
2. **Concave Light Oak Wood Veneer**
3. **Arbescato Orobico Marble**
4. **Fluted Arbescato Orobico Marble**
5. **White Limestone Ceramic Tile**
6. **Champagne Hairline Metal**
7. **White Travertine Marble**
8. **Light Oak Wood Veneer**
9. **Leather**
10. **Tinted Bronze Mirror**

1
2
3
4
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6
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9
10

Tilal Dunes

A residential cluster designed for comfort and active everyday living. Surrounded by greenery, it features kids pools, kids clubs, jogging paths, and green walkways within a family and kids-friendly community. While offering a quieter, more private setting, Tilal Dunes remains closely connected to the wider community, ensuring easy access to shared spaces and amenities across Tilal Binghatti.

Meydan Racecourse
10 mins

Dubai Creek Harbour
15mins

Burj Khalifa & Dubai Mall
17 mins

DXB International Airport
18 mins

Museum of the Future
20 mins

Palm Jumeirah
35 mins

Masterplan & Community Superiority

PARAMETER	TILAL BINGHATTI	OTHER COMMUNITIES
Masterplan Scale	621,815+ sqm Phase 1 destination-scale masterplan	Less comprehensively integrated masterplans
Integrated Water Ecosystem (Beach / Waterpark / Lakes)	Pearl Beach +130,000 sqft, wave systems, playground, swimmable lakes, waterpark-style experiences	Often limited to standard lagoons, pools, or beach concepts or relatively smaller
Greenery Ratio	20,000+ trees, green corridors, buffer zones, parks, meditation spaces	Generally lower greenery density and more decorative landscaping
Amenities Ecosystem	50+ amenities including retail boulevard, clubhouse, mosque, clinics, nursery, wellness, pet parks	More limited amenity ecosystems or fragmented offerings
Walkability	5–10 minute self-sufficient daily living design	Often car-dependent or less integrated
Roads & Mobility	Double-lane two-way roads, dual access planning, smoother circulation	Commonly narrower or single-direction internal roads
Strategic Location	Academic City with strong access to Downtown, DXB, major roads, schools, and future metro	Often more peripheral or less strategically connected

Lead Competitive Weak or Does not exist

Why Tilal Binghatti Outperforms: Masterplan & Community USPS

- **621,815+ SQM Phase 1 masterplan scale** delivering destination-level positioning rather than a conventional villa cluster, with integrated residential, retail, wellness, and lifestyle ecosystems.
- **130,000+ SQFT Pearl Beach artificial beach destination** with wave-generation systems, floating water features, cabanas, jogging tracks, mood lighting, sports courts, and potentially one of the region's largest private community beach concepts.
- **Exclusive Alwaha swimmable lakes** adding a second premium water lifestyle layer beyond standard lagoon concepts, enhancing both resident exclusivity and experiential differentiation.
- **50+ amenities ecosystem** including Retail Boulevard, Clubhouse, wellness zones, nursery, clinics, mosque, cluster hubs, green corridors, pet parks, cycling paths, and self-sufficient day-to-day living infrastructure.
- **20,000+ trees and elevated greenery ratio** through central parks, green corridors, buffer zones, shaded walkways, meditation gardens, and environmental design strategies that materially exceed decorative landscaping norms.
- **Green buffer zones against E611** designed not only for aesthetics but also for noise and air-quality mitigation, combining environmental planning with resident comfort.
- **5–10 minute walkable community framework** integrating schools, healthcare, retail, and daily needs into one family-first urban planning strategy.
- **Double-lane two-way internal road networks** enabling superior traffic circulation, accessibility, and convenience compared to single-direction constrained layouts common in competing communities.
- **Dual-entry / exit cluster planning** via Emirates Road and internal boulevard access, improving movement efficiency and reducing congestion.
- **Academic City strategic location advantage** with proximity to Downtown, DXB, Business Bay, Dubai Mall, major universities, schools, hospitals, and future Blue Line Metro connectivity.
- **Future-forward smart infrastructure** including AI-driven technologies, smart irrigation, EV charging, solar lighting, bike and scooter ecosystems, and sustainability-led operational planning.
- **Self-sufficient luxury destination concept** combining family living, wellness, leisure, and investment under one integrated ecosystem rather than fragmented amenity planning.

Villa Design & Residential Experience Superiority

PARAMETER	TILAL BINGHATTI	OTHER COMMUNITIES
Private Pool Scale	Large-format 4.5M x 10M x 1.5M resort-style pools	Often smaller plunge or decorative pools
Ceiling Heights	4M floor-to-ceiling heights	Typically lower ceiling benchmarks
Double Height Living	8M double-height living areas	More standard living volumes
Landscaping Delivery	Delivered grass-landscaped villas	Often sandy or owner-finished landscapes
Privacy Distance	10M rear setback between double-row villas	Commonly 5–8M rear setbacks
Product Diversity	From attached Villas to standalone Villas, Mansions & Palaces	Usually, narrower product spectrum
Architectural Prestige	Grand staircases, lifts, gyms, smart homes, semi-furnished luxury	More conventional specifications

Lead Competitive Weak or Does not exist

Why Tilal Binghatti Outperforms: Villa Design & Residential Experience

- **Resort-scale private villa pools (4.5M x 10M x 1.5M depth)** significantly exceed the smaller pool footprints commonly offered elsewhere, transforming pools from aesthetic features into meaningful private leisure spaces.
- **4-meter ground-to-ceiling heights** create superior openness, light penetration, and premium spatial perception compared to conventional residential benchmarks.
- **8-meter double-height living spaces** establish mansion-grade grandeur, dramatically elevating arrival experience, visual volume, and architectural luxury.
- **Delivered landscaped grass villas** remove post-handover owner burden and ensure immediate premium curb appeal, unlike communities handing over sand-based outdoor spaces.
- **10-meter rear privacy setbacks between back-to-back villas** nearly double conventional market standards (typically 5–6 meters), materially enhancing privacy, visual comfort, and exclusivity.
- **Broader villa product diversity** spanning townhouses, twin villas, standalone villas, premium villas, and mansion typologies within one masterplan – accommodating broader buyer aspirations while preserving luxury hierarchy.
- **Semi-furnished premium positioning** with integrated smart home technologies, elevators, gyms, pools, grand staircases, family lounges, and luxury specifications embedded into design.
- **Architectural volume superiority** through double-height foyers, premium façades, spacious plot planning, and professionally designed living configurations.
- **Move-in ready premium residential design philosophy** emphasizing lifestyle readiness over shell delivery.
- **Higher greenery integration at villa level** through landscaped frontage, shading strategies, and community visual consistency.
- **Enhanced privacy, openness, and verticality** collectively position Tilal Binghatti villas closer to bespoke luxury estates than standard community homes.

بن غاطي
BINGHATTI